



PLANNING CONSULTATION RESPONSE

Application No	2025/0961
Proposal	Change of use of vacant chapel (Use Class F1) to self-storage (Use Class B8)
Address	Old Wesleyan Chapel, Hoyland Road, Hoyland Common, Barnsley, S74 0LT
Date of Consultation Reply	12/12/2025
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A bat survey report has been provided to support the application. The reports details the findings of a daytime building inspection and two dusk emergence surveys.

No bats or evidence of roosting bats were recorded during the daytime inspection. However, given the presence of several potential roosting features the building was afforded moderate potential to support roosting bats and two dusk emergence surveys were undertaken. Anecdotal evidence from a neighbour also noted the presence of a bat roost within the building.

The dusk emergence surveys found no bats to emerge from the building; however, a large house sparrow nest was recorded within dense ivy cladding and feral pigeon were noted to be nesting within the roof of the building.

Recommendations have been made within the report to ensure the works are undertaken in accordance with a non licenced method statement for bats, detailed within Appendix 1 of the report. I am content with this and the proposals to include integrated bat and bird boxes within the scheme.

No objection

*Delete as applicable

Consultation Suggested Conditions:

The development shall be completed in line with the Bat Survey Report and the conditions of the planning permission. All the recommendations, specifically in relation to the works proceeding under a non-licenced method statement and the provision of integrated bat and bord boxes within the building shall be implemented in full according to the timescales laid out, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Consultation Informative(s):

If a bat or evidence of the presence of bats is discovered on site prior to or during development all work should stop immediately. A licensed bat consultant or Natural England must be contacted and works implemented only in accordance with methods advised by them. This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017.

The works should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.



BARNSLEY

Metropolitan Borough Council

Planning Obligations required: